

**SANTA MONICA MOUNTAINS CONSERVANCY**

COOKY GOLDMAN NATURE CENTER  
100 FRANKLIN CANYON DRIVE  
SANTA MONICA, CALIFORNIA 90405  
PHONE (310) 858-7272  
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# OLD SMMC LETTER

June 24, 1999

Mark Persico  
Planning Director  
City of Calabasas  
26315 Mureau Road  
Calabasas, California 91302-3172

**Park South Subdivision, Stokes Canyon  
Parcel Map No. 23594**

Dear Mr. Persico:

The Santa Monica Mountains Conservancy offers the following comments on the Mitigated Negative Declaration for the Park South Subdivision Project located at the headwaters of Stokes Canyon.

The Conservancy commends the innovative approach taken by the city planning staff concerning this subdivision. The guaranteed net permanent open space benefit of the proposed project outweighs the uncertain outcome of leaving a 15 acre lot with an existing 100,000 square foot graded pad open to an inappropriate single family project with no defined development envelope. The proposed action sets the maximum net loss of open space at less than 2.5 acres and ensures the permanent protection of at least 37 acres by placing conservation easements on adjoining lots. In addition, limitations placed on both the height and overall square footage of the two single family residences will prevent the construction of an inappropriately large single family residence on the existing 100,000 square foot building pad. The agreement should also specify where the structures can be built on the one-acre pads. One of the criteria for that determination should be to minimize the area required to be brushed.

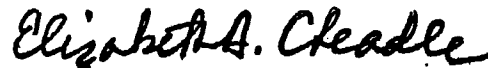
According to the Mitigated Negative Declaration, adjacent property owners have agreed to conservation easements on their land totaling 37 acres as mitigation for this project. The conditions in the Mitigated Negative Declaration for restoration of this habitat should remain, along with adequate provisions to guarantee the success of the plantings. It is our understanding that there is an effort underway to secure acreage from one or two other lots that would increase the total acreage of the conservation easements to a contiguous block greater than 37 acres. Making the easement areas contiguous is important to the quality and viability of the habitat.

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The proposed action is a creative way to meet the applicant's request while concurrently increasing both the protection and quality of the adjacent habitat. This letter represents an official request from the Conservancy to receive the subject conservation easements. To maximize open space protection, we urge that both the Conservancy's designee, the Mountains Recreation and Conservation Authority, and the City of Calabasas receive reciprocal conservation easements on all the subject properties. Additionally, as discussed with your planning staff, we would like to be involved in the habitat restoration monitoring should this project be approved.

Please contact Jennifer Schlotterbeck of our staff at (310) 589-3200 extension 137 if you have any questions. Thank you for your consideration of our comments.

Sincerely,

A handwritten signature in black ink that reads "Elizabeth A. Cheadle". The signature is written in a cursive style with a large, stylized 'E' and 'C'.

ELIZABETH A. CHEADLE  
Chairperson



CITY of CALABASAS

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OCT 17 2008

SMMC  
MALIBU

SMMC  
ATTACHMENT

Community Development Department 11/10/08  
Planning Division  
100 Civic Center Way  
Calabasas, CA 91302-3172  
T: 818.224-1600  
F: 818.225-7329

www.cityofcalabasas.com

Notice of Public Hearing and Intent to Adopt a  
Mitigated Negative Declaration

The application described below has been filed with the City of Calabasas Community Development Department. This notice is being mailed to you because your property is located near the proposed project, your agency may be directly or indirectly affected by the project, or because you have requested such notice.

**File No.:** PM6-000-007

**Project Location:** West side of Parksouth Subdivision near Parthsouth Street and Mulholland Highway, in the City of Calabasas, County of Los Angeles.

**Project Description:** The proposed project involves splitting a 15.12-acre lot into two lots, with a remainder parcel proposed to be left as open space on Parksouth Street. The applicant has also requested a parcel map waiver to waive the City Council final map review. No home development is proposed at this time; however, the site would eventually accommodate two single family homes with tennis courts and swimming pools. Both of the residences shall not exceed 8,000 SF of habitable area not including any basements. The total building area would not exceed 10,000 SF which would include the dwelling, garage, accessory structures, and would not include basements or swimming pools and spas. A lot split similar to the current proposal was approved on April 18, 2001, with a General Plan Amendment and Zone change from OS/OS-RP to RS/R-SF for the existing graded building pad area. The previous lot split was processed with an Initial Study/Mitigated Negative Declaration (IS/MND). Subsequently, the approved tentative parcel map expired. The applicant has now resubmitted an application for a lot split consistent with the original approval. This application includes changes to lot configuration, sewer line configuration/trenching, and minor grading for new driveway configuration.

**Applicant:** Calabasas 13, LLC, 828 Moraga Drive, 2nd Floor, Bel Air, CA 90049

**Environmental Review:** Pursuant to the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration has been prepared for the project, which indicates that the environmental impacts of the project have been mitigated to a level of less than significant.

The above-described project is scheduled for consideration by the Planning Commission on November 13, 2008, at 7:00pm, in City Council Chambers, Calabasas City Hall, 100 Civic Center Way, Calabasas, California. Anyone having questions, comments or concerns regarding the project, or wishing to review the Negative Declaration and related project, is welcome to contact Geoffrey Starns, Senior Planner with the Community Development Department at (818) 224-1600, or visit the Community Development Department offices located at 100 Civic Center Way, Calabasas, California, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. or Friday from 7:30 a.m. to 2:00 p.m.

The environmental documentation, with the accompanying initial study and supporting information for the project, are available for public review. Anyone desiring to comment on the project, may appear in person at the above-described meeting, or may submit their concerns in writing to the Calabasas Community Development Department, 26135 Mureau Road, Calabasas, California 91302, or via facsimile to (818) 225-7329, by 5:00pm on the day of the meeting.

The decision of the Planning Commission is final and conclusive unless the project is appealed within 10 days following the date of approval. Appeals must be filed with the Community Development Department on the approved application, state the reason for the appeal, and be accompanied by the appropriate filing fee. If you challenge any of the foregoing actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Date: October 16, 2008

Signature: \_\_\_\_\_

Geoffrey Starns, Senior Planner